
Work That is Exempt From Permits

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Most projects require permits before the start of construction. However, work which is cosmetic, (such as painting, replacing floor coverings, trim work, etc.), does not require permits.

The following is a list of 20 items that do not require permits:

1. Detached accessory structures less than 120 square feet of floor area.
2. Window awnings supported by an exterior wall on a dwelling unit, when not projecting more than 54 inches.
3. Window replacements when the frame of the window (nailing flange and existing weather protection) is not altered.
4. Finish flooring, such as carpet, tile, linoleum, etc.
5. Floor sheathing repair - limited to 10 square feet maximum of floor sheathing.
6. Replacement, repair or overlay of less than 25% of an existing roof within any 12-month period.
7. Decorative interior tile installation.
8. Fences less than six (6) feet high.
9. Retaining walls less than 4 feet high with no surcharge (height is measured from the bottom of the footing to the top of the wall).
10. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.

Note: For driveway aprons and approaches and for repair of public sidewalks, contact the Public Works Department for requirements.

11. Movable cases, counters and partitions not over 5 feet 9 inches high
12. Painting, papering & similar finish work.
13. Prefabricated swimming pools meeting all of the following criteria:
 - Installed on a single family property,
 - Is entirely above ground, and
 - Does not exceed 5,000 gallons
14. Repair or replacement of toilets & faucets.
15. Replacement of electrical outlets & switches (*in existing boxes*).
16. Replacement of overcurrent devices such as circuit breakers & fuses.
Exception: Replacement of a main disconnect does require a permit.
17. Temporary decorative lighting for a dwelling (such as seasonal Christmas lights).
18. Portable appliances such as, heating appliances, ventilating equipment, cooling units & evaporator coolers.
19. Replacement of any component part of an appliance which does not alter its original approval and listing.
20. Portable motors and appliances with listed cord and plug connections.